



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: March 15th, 2021
SUBJECT: SHOR2021-01 – Rock Creek Pump Station Shoreline Substantial Development Permit

Introduction

The Stevenson Planning Commission is requested to review an application by the Stevenson Public Works Department for a Shoreline Permit. The permit request is related to the Rock Creek Pump Station adjacent to east of Rock Creek within the Rock Creek Drive right-of-way. In addition to the pump station upgrades, the proposal involves replacement of gravity lines and force mains and rerouting of a gravity storm sewer line within shoreline jurisdiction. Attachment 1 has been prepared by the Shoreline Administrator detailing the development for which approval is sought. The full record related to the application is available at:

<http://ci.stevenson.wa.us/wp-content/uploads/2021/02/SHOR2021-01PublicNotice.pdf>

These proposals require a Shoreline Substantial Development Permit (SSDP). The applicant has voluntarily agreed for the project to be reviewed under the Council Authorized draft update Shoreline Management Program (SMP). While Ecology has not formally approved the Council Authorized draft, they agreed to the processing of this permit according to the update.

This memo highlights the main sections of the Council Authorized SMP applicable to the project. A companion memo will be distributed in advance of the meeting providing detailed findings and conclusions related to the SMP.

Recommended Action

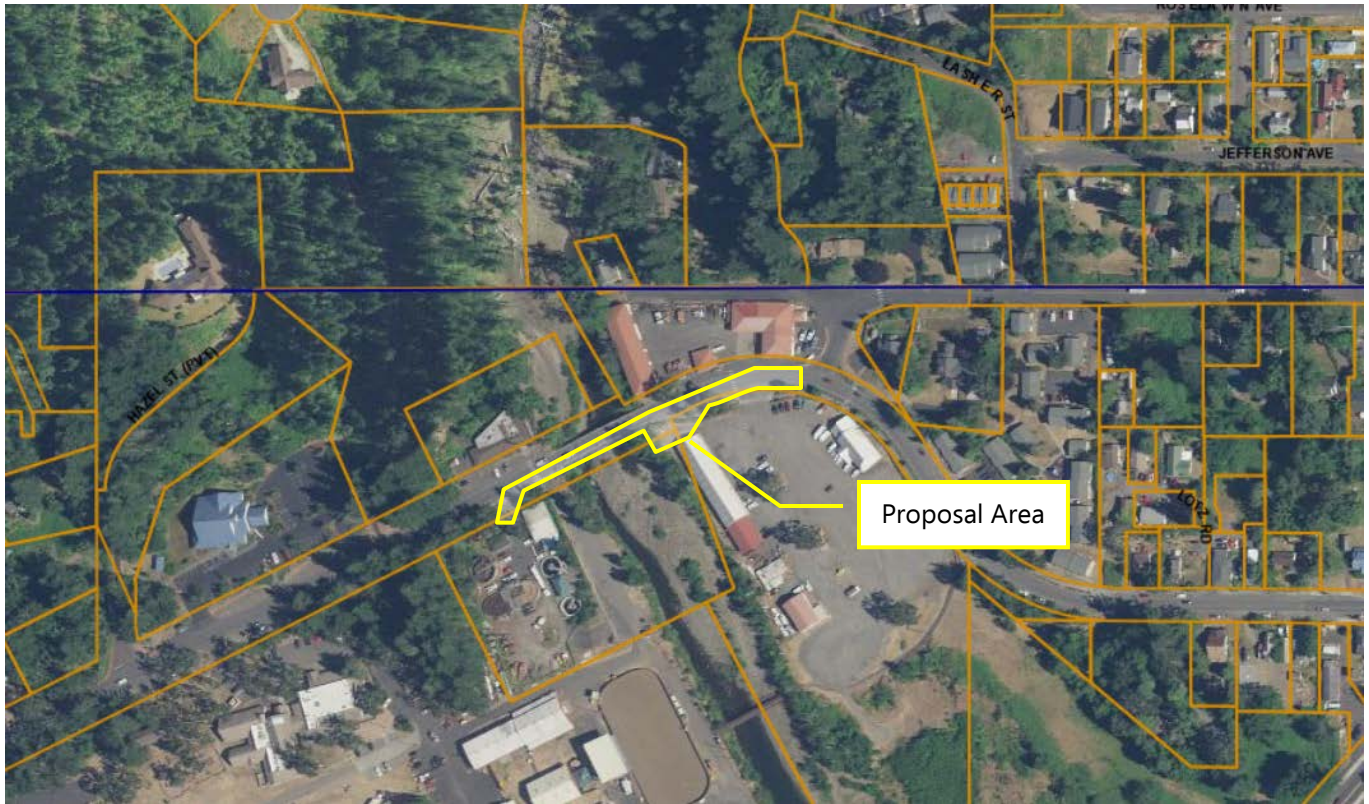
Staff recommends Planning Commission approval of the proposal subject to several process-related conditions.

Background

The Rock Creek Pump Station receives waste from all sewered areas east of Rock Creek and pumps it to the wastewater treatment plant on the west side of the creek. The pump station lacks sufficient capacity and improvements are identified in the City's 2016 *General Sewer Plan & Wastewater Facilities Plan Update*. This project is the first of many to be proposed for review. It is proposed in advance of other project components because its capacity increase is necessary prior to downstream and upstream components.

Site Characteristics

Owner/Applicant:	City of Stevenson Public Works Department/Wallis Engineering
Location:	Rock Creek Drive Right-of-Way near 575 SW Rock Creek Drive
Lot size:	n/a



	Zoning	Land Use
Subject Property	PR-Public Use & recreation	Street right-of-way, utility corridor
North	PR, R3-Multi-Family Residential	County Public Works Facility, Single-Family Residential Dwellings
South	PR	County Motor Pool
East	R3	Single-Family Dwellings
West	PR	City Wastewater Treatment Plant, Foodbank, WGAP

Community Input

Notices have been mailed, posted, and published in the Skamania County Pioneer. As of this writing, no verbal or written comments have been submitted.

Alternatives

1. Deny this request based on its inability to meet the criteria of the Council Authorized SMC 18.08.
2. Approve this request as proposed with conditions of approval as determined tonight.
3. Take some other course of action as a Commission.

Prepared by,

Ben Shumaker, Shoreline Administrator

Attachments:

- Abbreviated Application Record (Narrative, Site Plan & Elevations, Critical Areas Plan)

Tracking Number: _____

SHORELINES PERMIT APPLICATION

Substantial Development, Timber Cutting, Conditional Uses, Variances



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Request:

Substantial Development Timber Cutting Conditional Use Variance

Applicant/Contact: Jane Vale, P.E., Wallis Engineering

Mailing Address: 215 W 4th St., Suite 200, Vancouver, WA 98660

Phone: 360.695.7041

Fax: _____

E-Mail Address (Optional): JANEVAIL@WALLISENG.NET

Property Owner: City of Stevenson

Mailing Address: P. O. Box 371, Stevenson, WA 98648

Phone: 509.427.5970

Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Subject Property Address (Or Nearest Intersection): 575 SW Rock Creek Dr.

Tax Parcel Number: 02070120010000

Zoning: PR & ROW

Name of Affected Waterbody: Rock Creek

Shoreline Designation: Active Waterfront

Current Use: Wastewater pump station & force main

Proposed Use: Wastewater pump station & force main

Brief Project Summary: Update existing Rock Creek pump station (PS) and replace 8" force main suspended from SW Rock Creek Dr. with a 12" force main. Permanent improvements will occur within same general location.

Existing Rock Creek PS is partially within OHWM setback from Rock Creek. Force main is within existing and proposed expanded ROW. Rock Creek PS is a nonconforming development and may be altered per SMP 2.9.2; a shoreline variance is not required. Applicant will comply with final draft of 2018 SMP. Critical areas are functionally isolated. SEPA conducted earlier.

Water Supply Source: NA

Sewage Disposal Method: NA

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 18.04.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant:

Date: 1/5/21

Signature of Property Owner:

Date: 1/5/21

For Official Use Only: Date Application Received _____ • Date Application Complete _____

Rock Creek Pump Station and Force Main Upgrade Shoreline Substantial Development Permit



Google 2020, Image Capture July 2018

Applicant: City of Stevenson, WA

Submitted by Wallis Engineering

January 04, 2021

APPLICANT INFORMATION

CITY OF STEVENSON

KARL RUSSEL, PUBLIC WORKS DIRECTOR

P.O. Box 371

STEVENSON, WA 98648

KARL@CI.STEVENSON.WA.US

509.427.5970

APPLICANT REPRESENTATIVE

JANE VAIL,

WALLIS ENGINEERING

215 W 4TH ST., SUITE 200

VANCOUVER, WA 98660

JANEVAIL@WALLISENG.NET

360.695.7041

PROPERTY OWNER

CITY OF STEVENSON

P.O. Box 371

STEVENSON, WA 98648

KARL@CI.STEVENSON.WA.US

509.427.5970

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ROCK CREEK PUMP STATION AND FORCE MAIN UPGRADE

Rock Creek Basic Facts

Address: 686 SW Rock Creek Drive	Site Parcel: <u>02070120120100</u> (includes the WWTP) and abuts county-owned parcel 02070120010000 (construction staging area)
Parcel size: 8.19 Acres	Property Owner: City of Stevenson owns parcel <u>02070120120100</u> & Skamania County owns abutting parcel 02070120010000
Pump Station Site Size: 0.059 Acres	Zoning: Pump Station - Public Use & Recreation (PR)
Use: Permitted (SMC 17.35.040)	Zoning: Force Main - Public right-of-way

Rock Creek Summary

Exhibit A, Wastewater System Improvements: Land Use and Shoreline Management Act Permits, describes the scope and context of the multiple sanitary wastewater projects and permits to be submitted over time. This application is for a Shoreline Substantial Development Permit (SSDP) for the Rock Creek Pump Station (PS) and Force Main only.

The applicant proposes to upgrade the existing Rock Creek PS and the force main suspended from the existing Rock Creek Dr. bridge. Permanent development activity will be contained within the current facility location.

The Rock Creek PS and force main are pre-existing public utility structures. Both structures are permitted uses in the Public Use and Recreation District (PR). Ecological Land Services, LLC determined that the Rock Creek PS and Rock Creek Dr. bridge are functionally isolated from Rock Creek critical areas.

The applicant voluntarily proposes to demonstrate compliance with the draft Stevenson Shoreline Master Program. Both structures are located within the Stevenson Active Waterfront Shoreline Environmental Designation (SED) and are classified as permitted uses in the SED. The Rock Creek Ordinary High Watermark (OHWM) setback is 33 feet. The existing Rock Creek PS partially encroaches within the 33-foot OHWM. Therefore, the existing Rock Creek PS and force main are nonconforming developments within the Active Waterfront SED and within the OHWM.

The proposed Rock Creek PS improvements will essentially occur within the existing PS footprint and new improvements. New development will not further encroach on the OHWM setback. By operation of SMP 2.9.2, a structure conforming as to use but nonconforming as to shoreline setback may be altered and expanded provided, that the alteration meets the applicable provisions of the SMP and does not further exceed or violate the appropriate shoreline setback.

Therefore, the applicant has applied for a Shoreline Substantial Development Permit (SSDP) but, by operation of SMP 2.9.2 is not required to obtain a Shoreline Variance.

Rock Creek Existing Conditions

The Rock Creek pump station study area is located south of SW Rock Creek Drive, partially within the right-of-way (ROW) and parcel number 02070120120100. The existing pump station facility includes a wet and dry well, electrical components, and an 8-inch force main that attaches to the Rock Creek Bridge. The force main spans the bridge and discharges to the wastewater treatment plant (WWTP). The pump station and force main are owned by the city of Stevenson and are adjacent to property owned by Skamania County. See Figure 1.¹

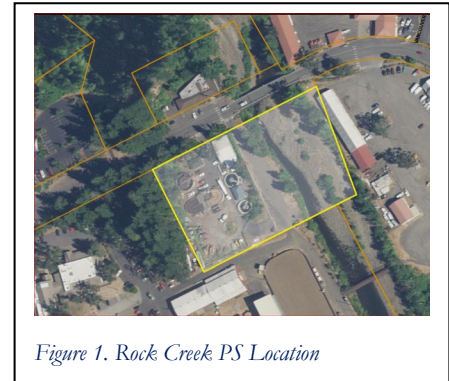


Figure 1. Rock Creek PS Location

The Rock Creek channel is west of the pump station separated from the Rock Creek Ordinary Highwater Mark (OHWM) by a thinly vegetated buffer. Ecological Land Services, LLC (ELS) mapped the Rock Creek OHWM based on a vegetation line, wrack deposits, scour lines, and exposed roots to discern the extent of the 150-foot riparian habitat buffer and 200-foot shoreline jurisdiction boundary within the study area.

The pump station is located on a flat terrace above the OHWM. ELS biologists characterized the project area as being degraded and consisting of sparse, mowed herbaceous vegetation and moss growing through gravel. To the east and south of the pump station is a Skamania County structure and maintained gravel parking lot. (See Wallis Sheet C2)

Rock Creek PS and Force Main Proposal

Proposed project work includes replacing the entire pump station facility with a combination of a paved and gravel footprint and a perimeter fence. Key components to the upgrade include installing new submersible pumps in a newly constructed wet well, new valves and flow meter in a below-grade valve vault, and new controls and telemetry housed under a kiosk structure. The existing 8-inch force main attached to Rock Creek Bridge will be replaced with an upgraded 12-inch force main along the south side of the bridge. All work will be conducted landward of the functionally isolated riparian buffer of Rock Creek. (See Wallis Sheet C5, Pump Station Civil Site Plan)

The applicant proposes either purchase additional land or seek an easement from Skamania County to shift the SW Rock Creek Drive ROW approximately 43 feet southward so that the ROW encompasses the entire pump station site. The replacement force main will extend from the pump station to the WWTP within the Rock Creek Dr. ROW and will be suspended on the Rock Creek Bridge.

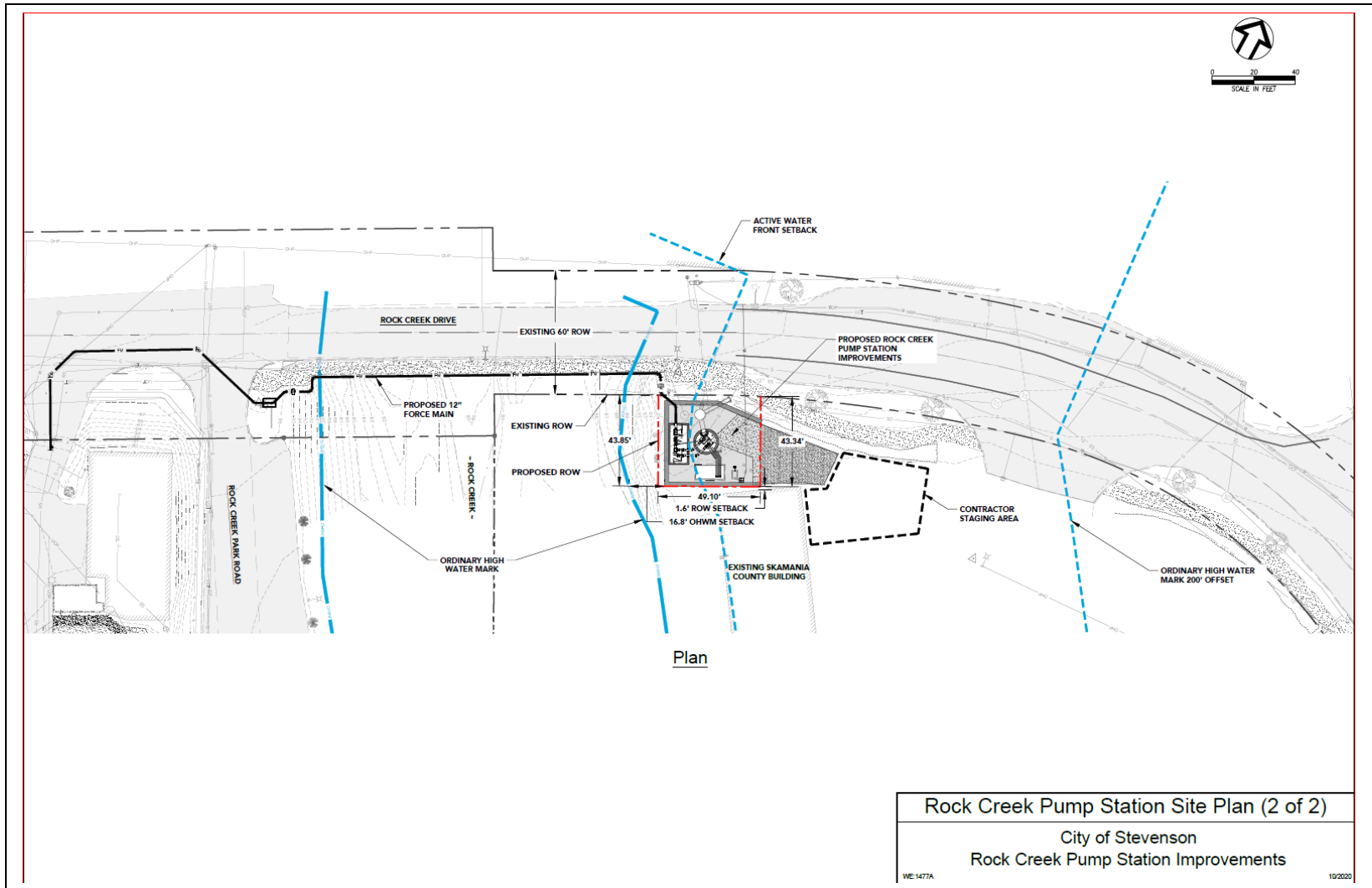
The pump station site is upland from the Ordinary High Water Mark (OHWM) of Rock Creek approximately 16 feet 4 inches. The force main will cross over the OHWM in the existing road bed and be suspended from the existing Rock Creek Bridge. (See Wallis Sheet C2) Both projects are within the Shoreline 200-foot jurisdiction area. The force main and the western third of the pump station site are within the Active Waterfront Shoreline Environmental Designation (SED). The temporary construction staging area will be northeast of the pump station site on county-owned land also within Shoreline jurisdiction. (See Figure 2, Rock Creek Site Plan.)

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¹ Skamania County MapSifter, <https://skamaniawa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=02070120120100>

Figure 2. Rock Creek Site Plan



ZONING

The Rock Creek PS is in the Public Use and Recreation District (PR). SMC 17.35.020. The purposes of the PR zone are to accommodate existing uses, to minimize possible conflicts of use, and to maintain and conserve the environmental qualities of the Rock Creek pond area. SMC 17.35.020.A. "County, City, or state public works facility, support buildings and structures, shops and yards" are a permitted (P) use in the PR zone. SMC Table 17.35.040-1 Public Districts Use Table.

The applicant proposes to purchase land to expand the Rock Creek Dr. ROW or secure an easement from Skamania County to encompass Rock Creek PS project area. The force main will travel along the existing Rock Creek Dr. ROW. (See Wallis Sheet C4) To the extent that PR regulations apply to the public ROW, see existing and proposed yard and area dimensions addressed in Table-1 Rock Creek PS Dimensions.

Table 1. Rock Creek PS Dimensions

Standard	Required	Proposed
<i>Table 17.35.050-1: Public Density Standards</i>		
<i>Minimum lot area</i>	10,000 sf	NA - Pump station and force main will be in public ROW
<i>Maximum lot coverage</i>	35%	NA - Pump station and force main will be in public ROW
<i>Table 17.35.060-1: Public Dimensional Standards</i>		
<i>Maximum height</i>	35 feet	Pump station electrical kiosk will be approximately 10 ft above grade (See Wallis Sheet S1)
<i>Setbacks</i>		
<i>Front</i>	25 feet	Force main will be suspended from the Rock Creek Dr. bridge. Pump Stations will be encompassed by expanded Rock Creek Dr. ROW.
<i>Side Interior</i>	10 feet	NA - Pump station and force main will be in public ROW
<i>Street side</i>	10 feet	NA - Pump station and force main will be in public ROW
<i>Rear</i>	10 feet	NA - Pump station and force main will be in public ROW

17.35.070 - Public districts design.

A. PR Design.

- 1. Storage shall be visually screened by landscaping barriers, fencing, walls or covering."*

Response

The pump station is not a storage area. This criterion is not applicable

17.35.100 - Public districts landscaping.

A. PR Landscaping.

- 1. Minimum landscaping shall include the area between the building line and the street right-of-way line excluding drives, parking areas and pathways.*

2. *New trees, shrubs, groundcover and other materials shall be compatible with other nearby landscaping.*
3. *New plantings shall be of such size and density that they are initially effective.*

Response

The applicant does not propose to install landscaping within the existing or expanded ROW. The applicant will implement the riparian buffer enhancement plan ELS recommended in the Critical Area Report.² In accordance with SMC 18.13.095(D)(3)(a), the buffer area will be enhanced through invasive species removal, planting of native Sitka willow (*Salix sitchensis*) and black cottonwood (*Populus balsamifera*) stakes and applying a riparian buffer seed mix to bare areas where necessary. Landscaping will not be installed in the SW Rock Creek Drive ROW.

17.35.130 - Public districts parking and loading.

A. PR Parking and loading.

Response

The updated pump station will be within the expanded SW Rock Creek Drive ROW and will not generate new average daily trips (ADTs) Vehicle trips will be limited to maintenance and inspection visits. Parking is available on the parcel owned by Skamania County (575 SW Rock Creek Drive, Parcel [02070120010000](#)) to the east of the pump station.

17.35.145 - Public district signs.

A. Allowed Sign Types and Characteristics. A sign placed by a government agency is permitted.

Response

The applicant does not propose to install any non-governmental signs.

CRITICAL AREAS

The Critical Area Report which ELS generated indicates that the Rock Creek Fish and Wildlife Habitat Conservation Area (FWHCA) downslope from the pump station site is functionally isolated from the Rock Creek PS and force main projects. Therefore, these projects do not require Critical Areas review.

18.13.095(D)(3) Functionally Isolated Buffers. Lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a FWHCA and do not protect the FWHCA from adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this Chapter.

Response

The 150-foot riparian buffer (FWHCA) of Rock Creek is functionally isolated to the east along existing sparsely vegetated gravel within and south of the Rock Creek Pump Station study area. Therefore, the project area is excluded from critical area review. The proposed force main is functionally isolated from the riparian buffer as it exits the PS site. The city does not characterize the SW Rock Creek Drive ROW as a FWHCA.

If existing developments cause the width of the remaining buffer to be less than 50% of the base buffer, both of the following conditions shall apply:

² Critical Area Report: Stevenson WWTP Improvements, See Chapter Riparian Buffer Enhancement Plan, Ecological Land Services (ELS), November 5, 2020

a. *If the reduced buffer exists in a degraded condition, the reduced buffer shall be enhanced in accordance with 18.13.095 (D)(5) unless the area in question is utilized for activities consistent with water dependent uses.*

Response

The portion of the existing reduced riparian buffer along the east bank of Rock Creek, adjacent to the Rock Creek pump station, ranges from approximately 10 feet to 18 feet wide and contains a mix of native trees and shrubs, as well as invasive Himalayan blackberry and tree of heaven. The existing buffer area is less than 50 percent of the base buffer width (150 feet) and is degraded by the presence of invasive species or lack of woody vegetation. The remaining reduced buffer that is waterward of the functionally isolating features will be enhanced in accordance with 18.13.095 (D)(5) at a 1:1 ratio.³

b. *The buffer cannot be further reduced through averaging or on-site mitigation.*

Response

No further buffer reduction or averaging proposed in associated with the project.

STEVENSON SHORELINE MANAGEMENT CODE (SMC)

The city of Stevenson adopted the “Authorized Draft of the Stevenson Shoreline Master Program” in December 2018.⁴ In anticipation of final approval of the Stevenson Shoreline plans and regulations by the Washington State Department of Ecology (ECY), **the project applications voluntarily rely on the SMP, the revised Shoreline Management code.**⁵

SMC 18.08.010 Administration Authorized.

A. *The City of Stevenson Planning Commission is hereby vested with:*

1. *Authority to issue shoreline permits as required herein. “Shoreline permits” include Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances.*

Response

The applicant is for a Shoreline Substantial Development Permit (SSDP) to be reviewed by the Stevenson Planning Commission.

SMC 18.08.020 Shoreline Master Program and Map Adoption.

The Stevenson City Council adopted the Shoreline Master Program (SMP) and map in December 2018. The WA Department of Ecology (ECY) is in the final stage of approving the Stevenson SMC.

Response

The applicant has voluntarily agreed to comply with the SMP pending approval from ECY. The Shoreline Environmental Designation (SED) map classifies the Rock Creek PS site as Active Waterfront.

SMC 18.08.050 Applicability of Provisions Shorelines Designated.

This chapter applies to all areas within shoreline jurisdiction as designated in the SMP, including that portion of the Rock Creek shoreline which lies within city limits.

Response

³ See, ELS Critical Area Report

⁴ Stevenson Resolution 2018-322.

⁵ Ben Shumaker contacted ECY representatives and asked whether an applicant could voluntarily consent to vest an application to proposed, but not yet adopted, SMP and regulations. In response, Michelle McConnell, ECY Regional Shoreline Planner stated that an applicant can voluntarily agree to vest to proposed regulations. (Email to Ben Shumaker dated 10/7/20)

The Rock Creek PS is within shoreline jurisdiction.

SMC 18.08.080 Shoreline Permits & Approvals—Required When.

Any person wishing to undertake activities requiring a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance within shoreline jurisdiction shall apply to the Shoreline Administrator for the appropriate approval. Authorization to develop in shoreline jurisdiction is subject to review according to the applicability, criteria, and process described in the SMP, especially SMP Chapter 2.

Response

The applicant is applying for a SSDP and below demonstrates compliance with the applicable provisions of the SMP.

SMC 18.08.100 Permits—Application Procedure.

Category A applications involve requests for all shoreline permits, including a) Shoreline Substantial Development Permits, b) Shoreline Conditional Use Permits, c) Shoreline Variances, and d) revisions to any previously authorized Category A proposal. After determining the application category, the administrator will then review the application for completeness according to this chapter and the SMP.

Response

The applicant is applying for a SSDP, a Category A permit, which will be subject to review in a public hearing in accordance with adopted city regulations and procedures.

SMC 18.08.120 Permits—Fees.

An application for an approval under this chapter shall be accompanied by an application fee.

Response

The city will provide the appropriate fees as required.

SMC 18.08.235 Variance and Conditional Use Permits—Ecology Review.

After the city approval of a shoreline conditional use or shoreline variance permit, the city shall submit the permit to Ecology for Ecology's approval, approval with conditions, or denial.

Response

Because the Rock Creek PS and force main are lawful pre-existing uses and development and because the proposed upgrades to these structures will not result in a net loss of shoreline functions and values, the application does not rise to a shoreline conditional use or variance level of review. See discussion regarding SMP 2.9.2 below.

STEVENSON SHORELINE MASTER PROGRAM (SMP) – Applicable Policies and Regulations

Shoreline Substantial Development Permits SMP 2.6

The Rock Creek PS project and the force main project require a Shoreline Substantial Development Permit (SSDP). The city has adopted the following criteria for reviewing proposed SSDPs:

1. *SSDPs may not be used to authorize any use that is listed as conditional or prohibited in a shoreline designation.*

Response

The Rock Creek PS and force main are utilities and are permitted uses in the Active Waterfront SED. SMP 5.4.12.2. Therefore, approval of the requested SSDPs will not authorize a conditional or prohibited use in the Active Waterfront SED.

2. *SSDPs may not be used to authorize any development and/or use which does not conform to the specific bulk, dimensional, and performance standards set forth in this SMP.*

Response

The PR zoning district density and setback standards are not applicable because both projects will occur within public ROW. Neither the pump station nor force main structures will exceed the 35-foot maximum height limitations. The Shoreline setback standard for the force main suspended from the Rock Creek Drive bridge is zero. The required setback for a non-water-oriented use parallel to the shoreline, the pump station, is 33 feet from the OHWM. The existing pump station does not meet the required 33-foot setback from the OHWM; it is a nonconforming development.

The proposed pump station project will replace the existing utility within the same location and the site and surface level improvements are of comparable size and material. The pump station replacement will not further harm the shoreline or natural resources nearby. See discussion below of SMP Section 2.9.2, nonconforming developments.

3. *SSDPs may be used to authorize uses which are listed or set forth in this SMP as permitted uses.*

Response

The Rock Creek PS and force main are utilities and are permitted uses in the Active Waterfront SED. SMP 5.4.12.2.

4. *To obtain a SSDP, the applicant must demonstrate compliance with all of the following review criteria as listed in WAC 173.27.150:*
 - a. *That the proposal is consistent with the SMA;*
 - b. *That the proposal is consistent with WAC 173-27 – Shoreline Management Permit and Enforcement Procedures; and*
 - c. *That the proposal is consistent with this SMP and SMC 18.08 – Shoreline Management.*

Response

The proposed pump station and force main are permitted uses in the Active Waterfront SED

Shoreline Environmental Designation (SED) SMP 3.2

Response

The Rock Creek PS and force main are within the Active Waterfront SED. SMP 3.2.5

Cultural Resources SMP 4.2

Response

Archaeological investigations Northwest (AINW) conducted literature and field studies relating to the WWTP projects and filed a Cultural Resources report.⁶ The report concluded that the Rock Creek PS has no historical significance. AINW determined that the circa 1921 Rock Creek Bridge may be eligible for listing in the National Register of Historic Places (NRHP). However, AINW concluded suspending the replacement force main from the bridge will not have an adverse effect on the historic resource.

⁶ “A Cultural Resource Survey for the Stevenson Wastewater Treatment Plant Improvements Project, Stevenson Washington, AINW Report 4313, December 10, 2019.

Environmental Policies -No Net Loss SMP 4.3

Response

The Rock Creek PS project will occur in the existing location of the existing pump station. The force main project will take place within the SW Rock Creek Drive ROW. The projects will not expand their existing footprint within the Shoreline setback. The applicant will implement the riparian buffer enhancement plan recommended in the ELS Critical Area Report. Therefore, the two projects will result in no net loss of shoreline ecological functions.

Critical Areas SMP 4.4

Response

The ELS Critical Area Report concluded that neither the Rock Creek PS project or the Rock Creek force main project will have any impact on critical areas because the riparian buffer is functionally isolated from the project area and the force main project will occur entirely within an existing ROW. See discussion above relating to the Stevenson Critical Area Code.

Flood Hazard Reduction SMP 4.5

Response

The Rock Creek force main project and the Rock Creek PS project will occur above the base flood elevation. The mapped 100-year floodplain within the study area is contained within the channel of Rock Creek and does not extend over the work area.

Public Access SMP 4.6

Response

Public access to the shoreline is a preferred state and local policy goal. If a proposed development or use involves public funding or occurs on public lands, public access may be required, provided that such access would not result in a net loss of ecological function. SMP 4.6.3.1.f. The Rock Creek PS and force main projects will occur on publicly owned lands and are supported by public funding.

However, *“additional public access will not be required where suitable public access is already provided by an existing public facility on or adjacent to the site and the Planning Commission makes a finding that the proposed development would not negatively impact existing visual or physical public access nor create a demand for shoreline public access that could not be accommodated by the existing public access system and existing public recreational facilities in the immediate vicinity.”* SMP 4.6.3.2

The adjacent Skamania County property provides access to lower Rock Creek. The Rock Creek Bridge provides excellent visual access to lower Rock Creek. Therefore, suitable public access is provided by existing public facilities adjacent to the site.

Water Quality & Non-Point Source Pollution SMP 4.7

Response

Section 4.7 applies to “all projects which have the potential to affect the water quality or quantity of Stevenson shorelines by either changing the flow of surface waters or creating new discharges to Stevenson’s shoreline waterbodies.” SMP 4.7.1. Both the pumps station and the force main are above the base flood elevation of Rock Creek and will not change the flow of the creek. Both projects are replacements of existing facilities and will not create new discharge points.

Shorelines of Statewide Significance SMP 4.8

Response

Section 4.8 applies only to projects which will impact the Columbia River. The pump station and force main projects are adjacent to Rock Creek and will not impact the Columbia River.

Shoreline Use Regulations SMP Chapter 5

The Rock Creek PS and force mains are utilities are permitted uses in the Active Waterfront SED. See SMP table 5.1 Shoreline Use and Setback Standards. The Rock Creek force main is a non-water-oriented use which will be suspended from the SW Rock Creek Dr. bridge perpendicular to the shoreline. The force main does not require a setback. The replacement of the Rock Creek PS is a non-water oriented use that is perpendicular to Rock Creek. The required setback is 33 feet from the OHWM. The existing and proposed setback, at its narrowest is 16 feet 8 inches.

SMP Section 2.9.1, Nonconforming Use & Development, recognizes *“uses and development that have previously been established within shoreline jurisdiction. Where those uses & development were lawfully established according to the standards in place prior to the effective date of this SMP, these provisions are intended to allow the use or development to continue— or be “grandfathered”—until a later date when conformity to this SMP can be achieved.”*

Response

The existing Rock Creek PS is a permitted use in the Active Waterfront SED. However, the pump station is setback less than 17 feet from the OHWM and does not meet the new SMP 33-foot setback from the OHWM standard. Consequently, the proximity of the Rock Creek PS to the OHWM is a nonconforming development.

SMP Section 2.9.2 requires nonconforming developments on Stevenson’s shorelines to meet the standards of the City of Stevenson Zoning Code, SMC 17.44 – Nonconforming Uses, with the following exceptions:

“a. A building or structure conforming as to use but nonconforming as to the shoreline setback, critical area buffer, and/or height provisions of the environment designation in which said building or structure is located may be maintained, repaired, or altered by expansion or enlargement, provided, that the alteration meets all applicable provisions of this SMP and does not further exceed or violate the appropriate shoreline setback, critical area buffer, and height provisions. (For example, a building or structure encroaching in a shoreline setback area shall not further encroach into the shoreline setback area as a result of the alteration.)”
(Emphasis added)

Response

The Rock Creek PS conforms as to use but is nonconforming as to setback. The replacement of the existing pump station may be permitted provided it meets the applicable provisions of the SMP and does not further encroach into the shoreline setback. The proposed Rock Creek PS upgrades will occur within the same disturbance areas as the existing PS. The proposed improvements will not extend further waterward than the existing PS. Essentially, all improvements will be upland from the OHWM setback. See Exhibit B, Figure 1, and Figure 2.

Therefore, the City may approve the proposed setback and a shoreline variance is not required.

The maximum building height is 35 feet. SMP 5.3.3. The tallest structure proposed on the pump station, the electrical panel kiosk, will be approximately 10 feet above grade. Neither structure will exceed the 35-foot height limit.

Specific Shoreline Use Policies & Provisions SMP 5.4

Utilities SMP 5.4.12

Response

This section applies to primary uses and activities such as sanitary sewer systems. SMP 5.4.12.2. This section applies to actions related to utility facilities which do not qualify as normal repair and maintenance under SMP Section 2.5. Section 2.5 implements WAC 173-27-040(2)(b). The WAC section authorizes replacement of a structure or development as repair *“where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.”*

Response

The proposed replacement of the existing Rock Creek PS is in the same location and is of similar land area as the existing pump station. As described in this narrative, the applicant has demonstrated that the replacement of the Rock Creek PS will not cause a substantial adverse effect on shoreline resources or the environment.

Although the SMP states that “Non-water-oriented utility facilities should be located outside shoreline jurisdiction to the maximum extent feasible.” SMP 5.4.12.3. The SMP also provides that *“Utility facilities should use existing transportation and utility rights-of-way, easements, or existing cleared areas to the greatest extent feasible.”* SMP 5.4.12.3.b. The force main will remain within an existing ROW. The pump station site will be incorporated into the Rock Creek Drive ROW. As discussed above, both projects are designed and located to achieve no net loss of shoreline ecological functions.

“All utility facilities shall be designed and located to minimize harm to shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.” SMP 5.4.12.4, Regulations.

The scope of the improvements to the Stevenson sanitary waste system is designed to meet the proposed economic and population growth of Stevenson. The Rock Creek force main project will occur within an improved ROW and will, therefore, not harm shoreline functions and the natural landscape. Similarly, the Rock Creek PS project will occur within a previously disturbed environment and will not further harm the shoreline. The pump station project will not harm the natural environment because the nearby critical area buffer is functionally isolated from the project site.

CONCLUSIONS

The Rock Creek PS is a permitted use in the PR zone and the force main is located within the SW Rock Creek ROW. The Rock Creek riparian area and buffer is functionally isolated from the project area and is excluded from critical area review. However, the applicant has proposed and will implement a riparian buffer enhancement program. The utility improvements are permitted uses in Active Waterfront SED. Because the Rock Creek PS and force main are lawful pre-existing uses and development and because the proposed upgrades to these structures will not result in a net loss of shoreline functions and values, the application does not rise to a shoreline conditional use or variance level of review.

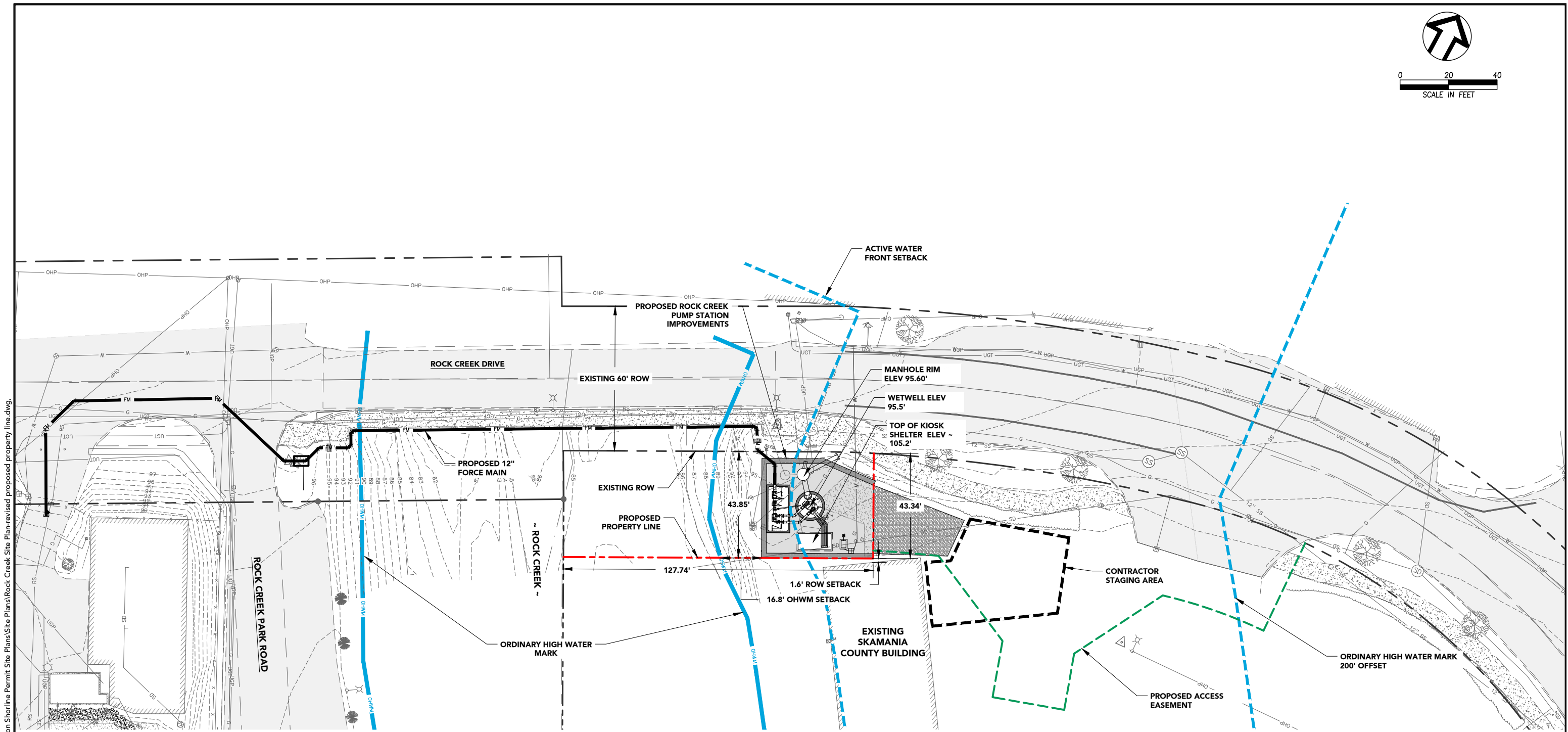
For these reasons and more we ask the city of Stevenson to approve the SSDP for the Rock Creek pump station and force main upgrade projects.

EXHIBITS

Attached



0 20 40
SCALE IN FEET



Plan

Rock Creek Pump Station Site Plan (2 of 2)

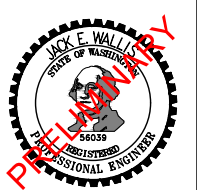
City of Stevenson
Rock Creek Pump Station Improvements

WE:1477A

10/2020

P:\141477A\WWTp and Collection Sys Imp\500 DWG\505 Exhibits\505.8 Pump Station Shoreline Permit Site Plans\Rock Creek Site Plan-revised proposed property line.dwg
7/20/2021 3:06:06 PM, Chas Keyes

P:\14\1477A\WMP and Collection Sys Imp\500 DWG\501 Plan Sheets\501.3 Rock Creek PS and Force Main\9 ELECTRICAL KIOSK DETAILS.dwg, 10/23/2020 10:19:46 AM, Chad Koys

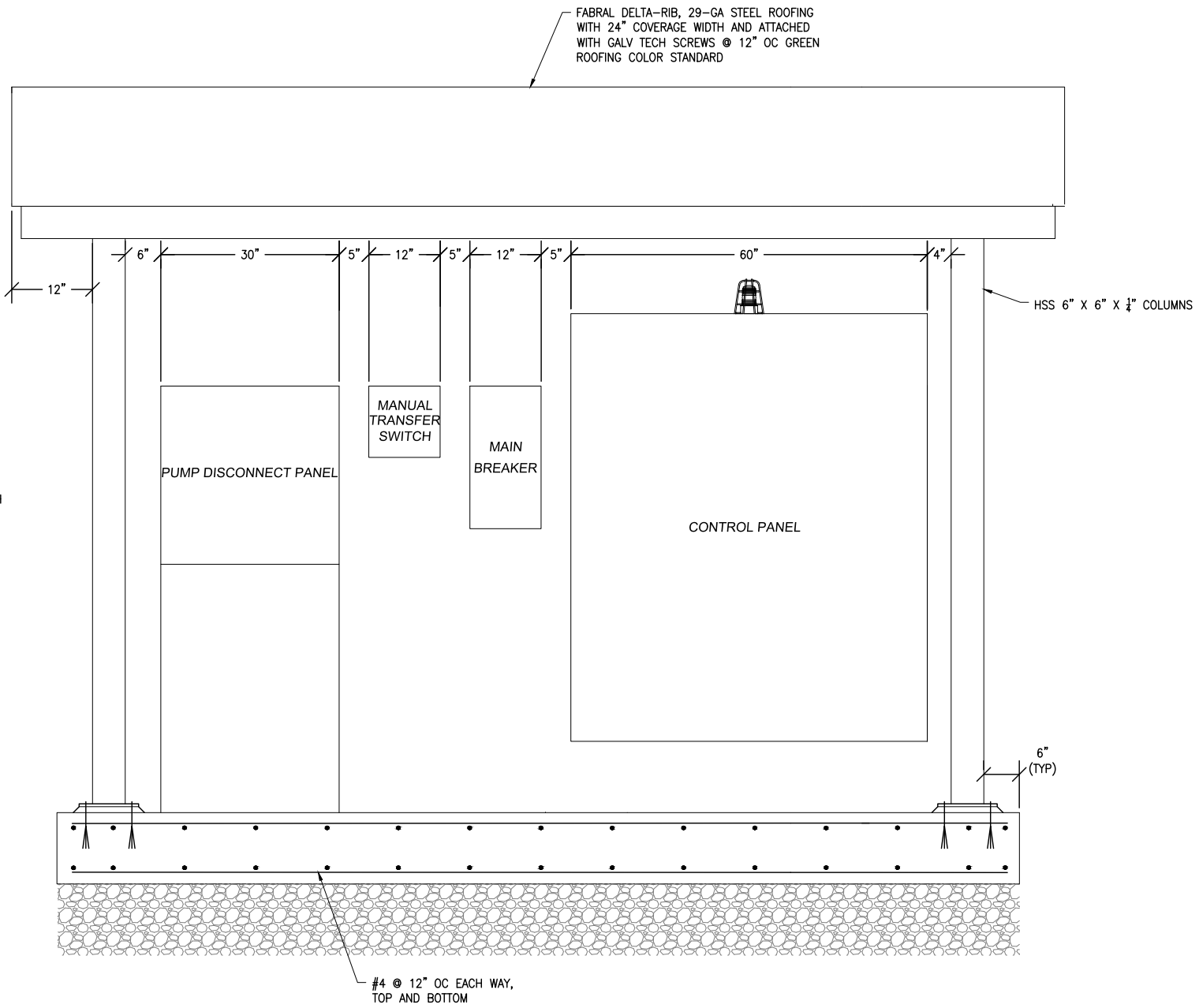
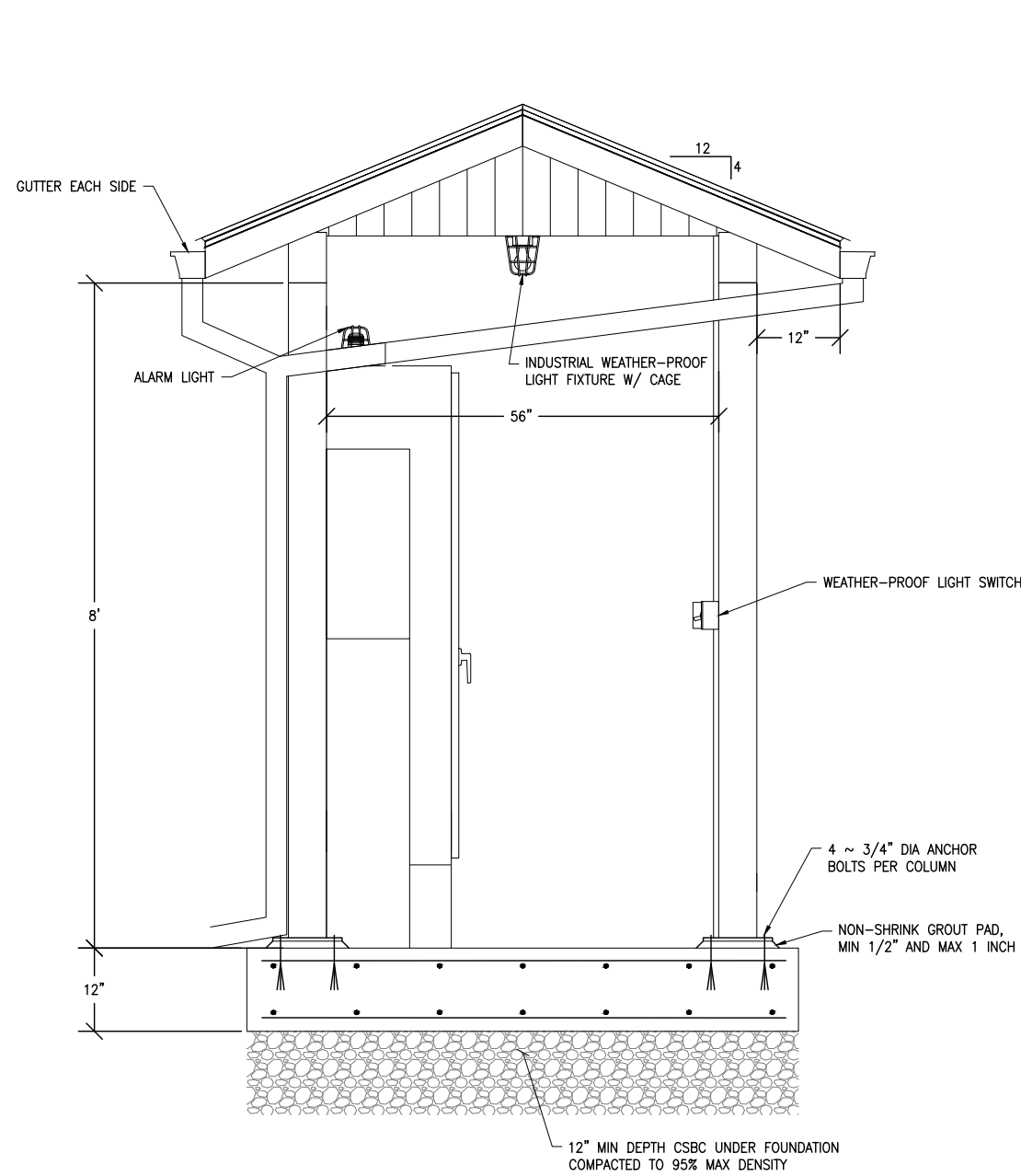


NO.	REVISION	BY	DATE

DESIGNED BY: JW/AP
 DRAWN BY: AP/CK
 REV: WW

ONE INCH AT FULL SCALE.
 ONE INCH AT FULL SCALE.
 IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

- NOTES**
- STRUCTURE SHALL BE A PREFABRICATED SHELTER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING PERMIT.
 - ALL METAL FABRICATIONS SHALL BE HOT DIP GALVANIZED AND POWDER COATED BLACK AFTER FABRICATION.
 - CAP ENDS OF ALL BEAMS WITH 1/8" PLATE. SEAL WELDS ALL ROUND TO END OF TUBE, PLATE DIMENSIONS TO MATCH TUBE EXTERIOR.
 - STRUCTURE SHALL BE A ROMTEC 4 POST CONTROL SHELTER OR APPROVED EQUAL.
 - PAINT GUTTERS BLACK TO MATCH STRUCTURE.



PUMP STATION ELECTRICAL KIOSK DETAILS

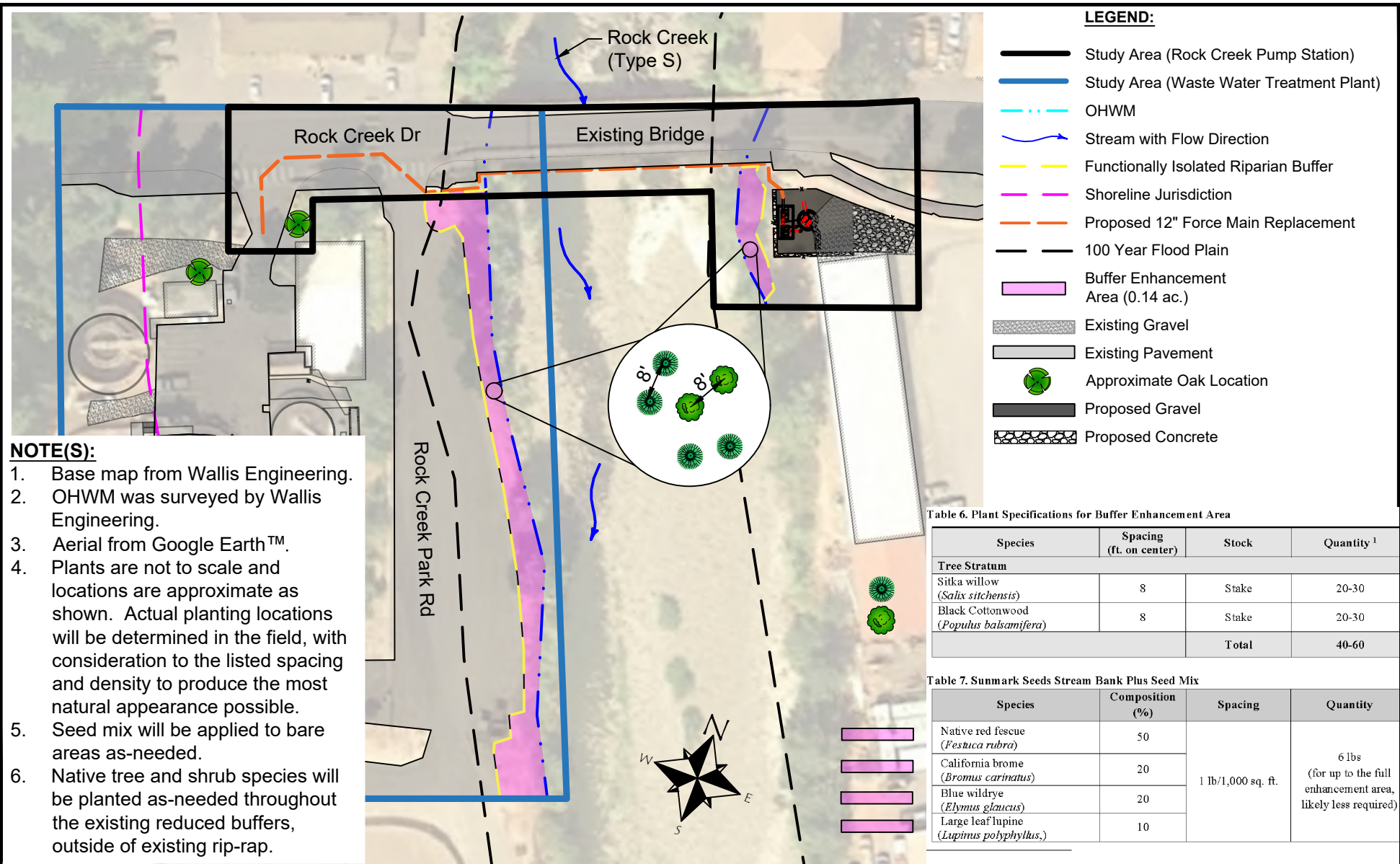
wallis engineering
 WALLIS ENGINEERING
 380 695 7041
 WASHINGTON, WA 98003

PROJECT NO: 1477A
 DATE: 10/2020

**CITY OF STEVENSON
 ROCK CREEK PUMP STATION & FORCE MAIN IMPROVEMENTS**



DRAWING NO:
S1
 12 OF 28



NOTE(S):

1. Base map from Wallis Engineering.
2. OHWM was surveyed by Wallis Engineering.
3. Aerial from Google Earth™.
4. Plants are not to scale and locations are approximate as shown. Actual planting locations will be determined in the field, with consideration to the listed spacing and density to produce the most natural appearance possible.
5. Seed mix will be applied to bare areas as-needed.
6. Native tree and shrub species will be planted as-needed throughout the existing reduced buffers, outside of existing rip-rap.

LEGEND:

- Study Area (Rock Creek Pump Station)
- Study Area (Waste Water Treatment Plant)
- OHWM
- Stream with Flow Direction
- Functionally Isolated Riparian Buffer
- Shoreline Jurisdiction
- Proposed 12" Force Main Replacement
- 100 Year Flood Plain
- Buffer Enhancement Area (0.14 ac.)
- Existing Gravel
- Existing Pavement
- Approximate Oak Location
- Proposed Gravel
- Proposed Concrete

Table 6. Plant Specifications for Buffer Enhancement Area

Species	Spacing (ft. on center)	Stock	Quantity ¹
Tree Stratum			
Sitka willow (<i>Salix sitchensis</i>)	8	Stake	20-30
Black Cottonwood (<i>Populus balsamifera</i>)	8	Stake	20-30
Total			40-60

Table 7. Sunmark Seeds Stream Bank Plus Seed Mix

Species	Composition (%)	Spacing	Quantity
Native red fescue (<i>Festuca rubra</i>)	50	1 lb/1,000 sq. ft.	6 lbs (for up to the full enhancement area, likely less required)
California brome (<i>Bromus carinatus</i>)	20		
Blue wildrye (<i>Elymus glaucus</i>)	20		
Large leaf lupine (<i>Lupinus polyphyllus</i> ,)	10		



1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371

PURPOSE: WWTP and Sewer Collection Upgrades
DATUM: NAD83
ADJACENT PROPERTY OWNERS:

BUFFER ENHANCEMENT PLANTING DETAIL
APPLICANT: Wallis Engineering
PROJECT NAME: Stevenson WWTP Improvements
REFERENCE #: Not Yet Assigned
SITE LOCATION ADDRESS: See Jarpa

PROPOSED: Utility Attached to Bridge Crossing and Shoreline Work
IN Adjacent to Rock Creek and Columbia River
NEAR: Stevenson
COUNTY: Skamania **STATE:** WA
SHEET 7 OF 14
DATE: 11/5/20